

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, June 22, 2022

2:00 PM

1901 S. Alamo

At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location.

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Matthew Proffitt Chair |

Julia Carrillo Haynes, Vice Chair | George Peck, Pro-Tem |

Michael Garcia Jr. | Meredith Siegel | Bryan Lopez | Camis Milam |

Brittany Schindler | Samer Dessouky |

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment |

John Courage, Councilmember | Erik Walsh, City Manager |

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Planning Commission meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S. Alamo by 10am on the day of the meeting. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum of three minutes by dialing 210-206-(PLNG)7564 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

*Note: Comments may be submitted in Spanish. Written comments and voicemails must be received the day prior to the meeting, at 10am to give time for translation.

Work Session

12:00 Briefing on 2021 UDC amendments.

Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Comment

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

1. 21-11800085: Request by Eric Duxstad for approval to subdivide a tract of land to establish Boudet Subdivision IDZ, generally located southwest of the intersection of Martin Luther King Drive and Boudet Place. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
2. 21-11800155: Request by Scott Teeter, Kinder Ranch Gale Investment, LP, Kinder Ranch Gale Unit 8A, LLC, Kinder Sunday Creek, INC, SA Kinder Ranch No. 2, LTD., for approval to

subdivide a tract of land to establish Kinder West, Unit -8A, (Enclave) Subdivision, generally located southwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

3. 21-11800226: Request by Ed Hinojosa, Artisan Park, LLC, for approval to replat a tract of land to establish Victoria Commons Unit 4, IDZ Subdivision, generally located southeast of the intersection of Interstate 37 and East Cesar Chavez Boulevard. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
4. 21-11800333: Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Fermin Rajunov, PDC Preserve at Medina River, LTD., for approval to replat and subdivide a tract of land to establish Preserve at Medina Unit 9 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16 South. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).
5. 21-11800334: Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Fermin Rajunov, PDC Preserve at Medina River, LTD., for approval to subdivide a tract of land to establish Preserve at Medina Unit 10 Subdivision, generally located southwest of the intersection of State Highway 16 and Watson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.salinas@sanantonio.gov, Development Services Department).
6. 21-11800402: Request by Lloyd A. Denton Jr., Kinder Sunday Creek, Inc. and SA Kinder Ranch No. 2, LTD., for approval to subdivide a tract of land to establish Kinder West Unit 9 (Enclave) Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).
7. 22-11800048: Request by John P. Peterson, Montgomery-GM, LLC., for approval to subdivide a tract of land to establish Montgomery-GM (PUD) Subdivision, generally located northeast of the intersection of Walzem Road and Gibbs-Sprawl Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).
8. 22-11800138: Request by Elias Alfaro, Jr., Alfa Homes, LLC., for approval to replat and subdivide a tract of land to establish Escalon Subdivision, located northeast of the intersection of West Petaluma Boulevard and Escalon Avenue. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Street Rename

9. Street Name Change Case ADDR-SNC-22-12700001: A request by Bill Wilkinson for approval of a resolution to change Citizens Parkway to Clubhouse Way, generally located between East Woodlake Drive and Northwest Loop 410. (Council District 7).

Comprehensive Master Plan Amendments

10. (WITHDRAWN) PLAN AMENDMENT CASE PA-2022-11600045 (Council District 8): A request by Ricardo Pena, applicant, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Regional Center" on Lot P-4A, NCB 18338, located at 23293 Interstate Highway 10 West. (Associated Zoning Case Z-2022-10700140) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
11. PLAN AMENDMENT CASE PA-2022-11600041 (ETJ – Closest to Council District 4): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Community Commercial" to "Business/Innovation Mixed-Use" on CB 5197 P-24A, P-25A, P-31, and P-105 ABS 544, located at 10787 Marbach Road. Staff recommends Denial with an Alternate Recommendation. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
12. (Continued from 06/08/2022) PLAN AMENDMENT CASE PA-2022-11600042 (Council District 5): A request by Jessika Falcon, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Mixed Use" on 0.4793 acres out of NCB 8250, located at 126 Northwest 36th Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700127) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)
13. (Continued from 06/08/2022) PLAN AMENDMENT CASE PA-2022-11600043 (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" and "Natural Tier" to "Suburban Tier" on Lot P-9A, NCB 17790, located at 16950 Judson Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700136) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2022-11600048 (Council District 3): A request by Anthony Carascano, applicant, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.290 acres out of NCB 7659, located at 3238 and 3244 Mission Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700134) (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)
15. PLAN AMENDMENT CASE PA-2022-11600051 (Council District 1): A request by Ivan Cortez, representative, for Approval of a Resolution amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Regional Commercial" on 0.160 acres out of NCB 9764, located at 4311 Blanco Road. Staff recommends Denial. (Associated Zoning Case Z-2022-10700145) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
16. PLAN AMENDMENT CASE PA-2022-11600052 (Council District 9): A request by MaYu-Group LLC, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Community Commercial" to "Regional Commercial" on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700141) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
17. PLAN AMENDMENT CASE PA-2022-11600053 (Council District 3): A by Gregory Brown, applicant, for Approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700142 S) (Elizabeth Steward, Planning Coordinator, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Consideration and Approval of June 8, 2022 Planning Commission Minutes.

Director's Report

Adjournment

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).

Posted on: 06/17/2022 12:38 PM